

# \$704,900 - 174 Shannon Hill Sw, Calgary

MLS® #A2259033

**\$704,900**

3 Bedroom, 4.00 Bathroom, 1,880 sqft  
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Welcome home to this lovingly cared for and well-maintained family home, perfectly situated on a quiet street in the convenient and desirable community of Shawnessy. From the moment you enter, you'll truly appreciate the pride of ownership and thoughtful updates that make this home truly move-in ready. Inside, you'll find a functional layout designed with family living in mind. The main floor offers both comfort and flexibility with a spacious formal dining room and two inviting living areas—one perfect for cozy family nights and the other ideal for hosting guests or entertaining. Large windows and a skylight fill the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, there are three generous bedrooms and 2 full bathrooms, providing plenty of space for everyone. The lower level is a great versatile living space that can be tailored to your needs such as a hobby room, workshop, playroom, a home gym, or simply a relaxing retreat. For added peace of mind this home features a redone roof and skylight, newer furnace with electronic air cleaner, hot water tank, and upgraded R50 insulation in the attic. The south facing backyard has been meticulously maintained and has been a favourite for entertaining and hosting. Families will love the nearby schools and playgrounds, and the abundance of amenities including shopping, restaurants, and recreation are just minutes away. For those loving to walk, run or cycle, close access to Fish Creek park



provides hours of endless pathways. For those that commute, access to transit as well as Macleod and Stoney Trail make getting around the city simple and convenient. If youâ€™re looking for a welcoming home that exudes pride of ownership, look no further. Book your private showing today!

Built in 1991

**Essential Information**

MLS® #	A2259033
Price	\$704,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	174 Shannon Hill Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Natural Woodwork, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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